

Received Kennebec SS.
09/03/2009 8:16AM
Pages 1 Attest:
BEVERLY BUSTIN-WATHEWAY
REGISTER OF DEEDS

72-54

TRANSFER
TAX
PAID

WARRANTY DEED

James W. Rhodes aka James Rhodes of Waterville, Maine, for consideration paid, grants to Ryan S. Donovan and Sadie M. Donovan of Augusta, Maine, as joint tenants, with **WARRANTY COVENANTS**, the land in Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

A certain lot or parcel of land in Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

Commencing at an iron pin driven in the ground on the east side of Upper Main Street, said point being south 65.5' from the southwest corner of the Robert Rosenthal property; thence N 78° 15' E 320 feet to an iron pin set in the ground; thence S 6° 45' E 351.3 feet to an iron pin; thence westerly 163 feet on the north line now or formerly of Gomer S. Dillon to an iron pin set in the ground which is the southeast corner of the Mary Fogg lot; thence northerly 150 feet to an iron pin which is the northeast corner of the Fogg lot; thence westerly 144 feet to the northwest corner of the Fogg lot; thence northerly 125 feet on the east side of Upper Main Street to the point of beginning, enclosing approximately 1.6 acres.

Being the same premises conveyed by Peter L. Bailey and Gail Bailey to James W. Rhodes and Sandra J. Rhodes by deed dated April 26, 1989 and recorded in the Kennebec County Registry of Deeds in Book 3538, Page 15. For further reference see Abstract of Divorce decree recorded in Book 3891, Page 142.

WITNESS my hand and seal on 8/31/09, 2009.

WITNESS

James W. Rhodes
James W. Rhodes

AUGUST 31, 2009

THE STATE OF MAINE
Kennebec, ss.

Then personally appeared the above named James W. Rhodes and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Catherine M. Kessler
Notary Public

(SEAL)

① Marked Sheet

Catherine M. Kessler